Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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221 Jasper Way
Banff, Alberta

MLS # A2356179



$1,295,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,251 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	RMS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Refridgerator, Stove

The Middle Springs home you’ve been waiting for! Located on a desirable corner lot in one of Banff’s most sought-after family-friendly neighbourhoods, this 3-bedroom half duplex offers an excellent opportunity for buyers looking for more space, a fantastic location, and the added benefit of potential rental income. Situated in the highly desirable Middle Springs subdivision, this property provides the perfect setting for families looking to put down roots in a welcoming residential community. The home also features a separate, unauthorized suite, offering flexibility for extended family or potential mortgage assistance, subject to approval by the Town of Banff. Whether you’re looking to accommodate a growing family or invest in a property with additional potential, this Middle Springs home is an opportunity you won’t want to miss!

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